



Avenue Approach, Bury St. Edmunds, IP32 6BA

welcome to

Avenue Approach, Bury St. Edmunds

Unique detached home with spacious accommodation throughout located close to train station and amenities/shops. Offering downstairs cloakroom, living room, kitchen/diner, two double bedrooms and two en-suites. Externally off road parking and low maintenance rear garden.

Bury St Edmunds

Bury St. Edmunds, located in the county of Suffolk, England, is a historic market town renowned for its rich heritage and picturesque surroundings. The town is steeped in history, dating back to the medieval period, and is named after Saint Edmund, the king of East Anglia.

Bury St. Edmunds is known for its stunning architecture, including the impressive St. Edmunds Cathedral and the striking Abbey Gardens, which stand as a testament to the town's historical significance. The town centre is a charming mix of ancient and modern, with a vibrant market, boutique shops, cafes, and restaurants catering to locals and visitors alike.

In addition to its historical and architectural attractions, Bury St. Edmunds offers a range of cultural activities, including theaters, art galleries, and museums, providing residents and tourists with a diverse array of entertainment options. The town also hosts various events and festivals throughout the year, adding to its vibrant atmosphere.

With its beautiful parks, green spaces, and proximity to the Suffolk countryside, Bury St. Edmunds appeals to nature lovers and outdoor enthusiasts. The town's location provides easy access to the surrounding natural beauty, making it an ideal base for exploring the picturesque landscapes of Suffolk.

Overall, Bury St. Edmunds is a charming town that seamlessly blends history, culture, and natural beauty, making it a delightful place to visit or call home. Its unique charm and vibrant atmosphere continue to attract visitors from near and far, showcasing the best of what Suffolk has to offer.

Avenue Approach

Nestled in the historic town of Bury St Edmunds, this delightful detached family home offers a perfect blend of modern convenience and classic charm. With no onward chain, this property is an ideal opportunity for those seeking a seamless transition into their new abode.

Upon entering, you are welcomed by a spacious hallway leading to a convenient downstairs cloakroom, perfect for guests. The lounge is a cozy retreat, featuring a beautiful bay window that floods the room with natural light. The addition of a log burner creates a warm and inviting atmosphere, while the underfloor heating ensures comfort during colder months.

The modern kitchen is a culinary enthusiast's dream, equipped with state-of-the-art appliances and underfloor heating for added luxury. Its design not only emphasises functionality but also provides an inviting space for family gatherings and entertaining.

Upstairs, the home boasts two generous double bedrooms, each with its own en-suite. These private sanctuaries offer ample space and comfort, making them a perfect haven for relaxation after a long day.

The exterior of the home is a testament to low-maintenance living. The rear garden is thoughtfully designed with artificial grass and plant beds, offering a green oasis that requires minimal upkeep. Double driveway with space for two cars separated by fence, ensuring easy accessibility.





Bury St Edmunds is a charming market town steeped in history and brimming with modern amenities. Known for its stunning cathedral and picturesque Abbey Gardens, the town offers a rich cultural experience. Residents can enjoy a variety of shops, restaurants, and cafes, as well as a lively arts scene with theaters and galleries.

With excellent transport links to Cambridge and London, Bury St Edmunds offers the perfect balance of serene countryside living and vibrant urban convenience, making it a sought-after location for families and professionals alike.

Entrance Hall

External door to front, internal doors to living room, kitchen/diner and downstairs cloakroom, stairs to first floor, sockets, carpeted and under floor heating.

Cloakroom

WC, hand wash basin, cupboard and vinyl flooring with under floor heating.

Living Room

Double glazed bay window to front, double glazed french doors to side, fireplace log burner, sockets, carpeted flooring and under floor heating.

Kitchen/Diner

Dual aspect double glazed windows to front and rear, external door to side leading to driveway, wall and base units with work surfaces, sink & drainer, space for appliances, sockets, vinyl flooring and under floor heating.

Landing

Double glazed window to rear, doors to bedrooms, loft hatch and carpeted flooring.

Bedroom One

Double glazed window to front, fitted wardrobe, door to en-suite, sockets and carpeted flooring.

En-Suite

Double glazed frosted window to front, bath unit, WC, hand wash basin, towel rail, tiled walls and vinyl flooring.

Bedroom Two

Double glazed window to front, door to en-suite, radiator, sockets and carpeted flooring.

En-Suite

Shower cubicle, WC, hand wash basin, towel rail, tiled walls and vinyl flooring.

Front Garden

Patio front garden with double driveway to the side separated by fence.

Rear Garden

Artificial grass, patio area, planting beds.



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welcome to

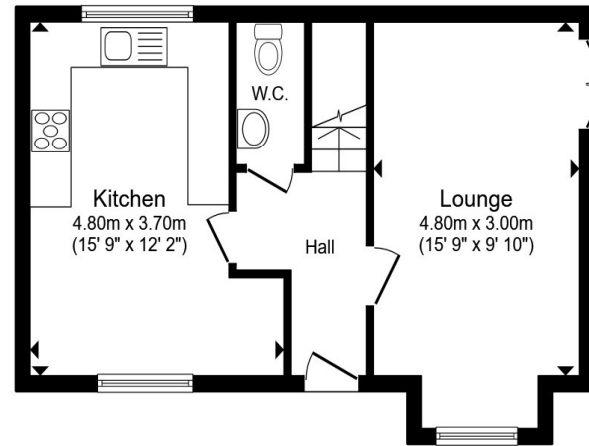
Avenue Approach, Bury St. Edmunds

- Spacious Two Bed Detached Home
- Off Road Parking
- Kitchen Diner With Dual Aspect Windows
- Spacious Lounge With Log Fuel Burner
- Two En-Suites & Downstairs Cloakroom

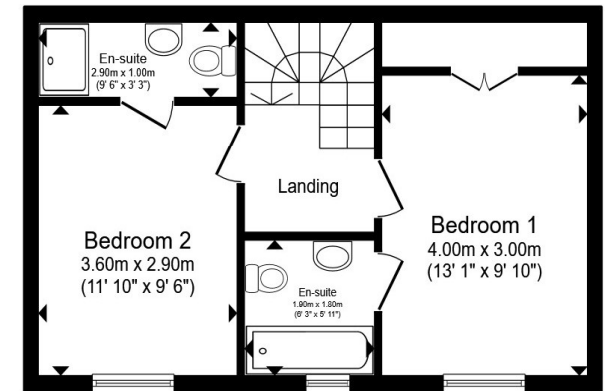
Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£325,000



Ground Floor



First Floor

Total floor area 76.4 m² (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BGS110801 - 0003

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